

618 CN NEIGHBORHOOD COMMERCIAL DISTRICT

618.01 Purpose. This district is intended for non-contiguous commercial areas which provide limited retail and service facilities for the convenience of the residents of the neighborhood. Primary and accessory structures shall not, either individually or cumulatively, exceed 2000 square feet of gross floor area of building improvements on any one parcel. This district is intended to be compatible with residential environments at locations indicated on the Sedona Community Plan or adopted specific plan and may be applicable to areas designated as "Transitional" on the Sedona Community Plan Land Use Map.

618.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted Uses and Structures

1. Cafes and coffee houses conducted completely within a building including sale of alcoholic beverages and limited to sixteen (16) seats.
2. Drug stores and pharmacies.
3. Neighborhood markets, without gas pumps.
4. Barber and beauty shops.
5. Professional offices which may be of a more intensive nature than those subject to the standards set forth in residential districts for Home Occupations, but of a less intensive use than those provided for in Section 611, Office Professional District.
6. Public utility installations not exceeding six hundred fifty (650) square feet but not including public utility offices, water tanks, or repair or storage facilities.
7. Accessory uses and structures located on the same site as a permitted use.
8. Non-profit fund-raising activities that are not conducted within permanent structures and which occur on a more frequent basis than

provided for under Section 407 are subject to the conditional use provisions of Section 402.

B. Uses subject to Conditional Use Permit

1. Public utility and public service substations, water tanks, pumping plants and similar installations six hundred fifty (650) square feet or greater, but not including public utility offices, repair or storage facilities.
2. Accessory uses and structures located on the same site as a conditional use.

C. Uses subject to Temporary Use Permit. Any use prescribed in Section 407.

618.03 Approvals Required Prior to the construction of physical improvements and the issuance of a building permit for all uses, Development Review approval shall be obtained as outlined in Section 401. Where required, conditional use permits shall be obtained as outlined in Section 402 and temporary use permits shall be obtained as outlined in Section 407.

618.04 Property Development Standards. The following property development standards shall apply to all permitted land and building uses:

A. Lot Area. Each lot shall have a minimum lot area of eight-thousand (8,000) square feet.

B. Lot Dimensions

1. All lots shall have a minimum width of sixty (60) feet.
2. All lots shall have a minimum depth of one hundred (100) feet.

C. Lot Coverage. Maximum lot coverage shall not exceed two-thousand (2,000) square feet.

D. Floor Area Ratio shall not exceed .50.

E. Yards

1. Front yard - There shall be a front yard having a depth of not less than twenty (20) feet.
2. Interior side yard - There shall be an interior side yard of not less than twenty (20) feet.

3. Exterior side yard - There shall be an exterior side yard of not less than twenty (20) feet.
 4. Rear yard - There shall be a rear yard of not less than twenty (20) feet.
- F. Access. All lots shall have frontage on and vehicular access from a dedicated street unless other frontage and/or permanent vehicle access has been approved by the Director. Each building site shall have a minimum width, easement or right-of-way for access of twenty (20) feet.
 - G. Distance Between Buildings. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) buildings.
 - H. Accessory Structures. Accessory structures and architectural features shall comply with the requirements of Article 9.
 - I. Height and Screening Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.
 - J. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.
 - K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.
 - L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.
 - M. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article 9.
 - N. Landscaping. The landscaping provisions of Article 9 shall apply.
 - O. Off-street Parking. Off-street parking shall comply with the provisions of Article 9.
 - P. Signs. Signs shall comply with the provisions of Article 11.
 - Q. Design Standards. The provisions of Article 10 shall apply as administered through the Development Review process of Article 4.

619 OP OFFICE PROFESSIONAL DISTRICT

619.01 Purpose. This district is intended primarily for the development of professional and administrative offices, with setback, landscaping and architectural requirements designed to make these uses relatively compatible with residential uses.

619.02 Use Regulations. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful. All uses described in this section shall be conducted within a completely enclosed building unless otherwise permitted by use permit or the specific requirements of this section.

A. Permitted Uses and Structures

1. Administrative and executive offices.
2. Beauty and barber shops.
3. Clerical and professional offices.
4. Convalescent homes and retirement care facilities.
5. Bed and Breakfast Establishments subject to the following:
 - a. There shall be a maximum of six (6) guest units.
 - b. The same regulations and development standards applicable to hotel and motel establishments shall apply.
 - c. Primary access to guest rooms shall only be allowed through the main entrance of the building.
6. Day care and nursery schools.
7. Employment services.
8. Financial institutions.
9. Group instruction.
10. Massage therapy.

11. Medical, dental and related health services for humans, including laboratories and clinics. Only the sale of articles clearly incidental to the services provided shall be permitted.
 12. Photography services.
 13. Political and philanthropic offices.
 14. Prescription pharmacies, when located within a building also containing the office of five (5) or more medical practitioners.
 15. Public utility service offices.
 16. Public utility installations not exceeding six hundred fifty (650) square feet but not including water tanks, or repair or storage facilities.
 17. Private clubs and lodges as a permitted use, with a conditional use permit required for outdoor recreation only.
 18. Single-family residence established as an integral part of the office/commercial building for exclusive use by the owner, operator or caretaker of the business.
 19. Tailoring.
 20. Telegraph offices.
 21. Travel agencies.
 22. Accessory uses and structures located on the same site as a permitted use.
- B. Uses subject to Conditional Use Permit
1. Public and private educational institutions.
 2. Public and private libraries and museums.
 3. Public utility and public service substations, water tanks, pumping plants and similar installations six hundred fifty (650) square feet or greater but not including repair or storage facilities.
 4. Religious institutions, columbariums and places of worship in permanent buildings.
 5. Outdoor recreation associated with private clubs and lodges.
 6. Accessory uses and structures located on the same site as a conditional use.
 7. Non-profit fund-raising activities that are not conducted within permanent structures and which occur on a more frequent basis than provided for under Section 407 are subject to the conditional use provisions of Section 402.
- C. Uses subject to Temporary Use Permit. Any use prescribed in Section 407.
- 619.03 Approvals Required.** Prior to the construction of physical improvements and the issuance of a building permit, Development Review approval shall be obtained as outlined in Section 401. Where required, conditional use permits shall be obtained as outlined in Section 402 and temporary use permits shall be obtained as outlined in Section 407.
- 619.04 Property Development Standards.** The following property development standards shall apply to all permitted land and building uses:
- A. Lot Area. Each lot shall have a minimum lot area of ten thousand (10,000) square feet.
- B. Lot Dimensions
1. All lots shall have a minimum width of sixty (60) feet.
 2. All lots shall have a minimum depth of one hundred (100) feet.
- C. Lot Coverage. Maximum lot coverage shall not exceed twenty five (25%) percent.
- D. Floor Area Ratio shall not exceed .50.
- E. Yards
1. Front yard - There shall be a front yard of not less than fifteen (15) feet in depth.
 2. Interior side yard - There shall be an interior side yard of not less than ten (10) feet.
 3. Exterior side yard - There shall be an exterior side yard of not less than ten (10) feet where a parcel abuts a street.

4. Rear yard - There shall be a rear yard of not less than twenty (20) feet.
 5. A minimum building setback of twenty (20) feet shall be required wherever a lot abuts a lot in any residential district.
- F. Access. All lots shall have frontage on and vehicular access from a dedicated street, unless other frontage and/or permanent vehicle access has been approved by the Director. Each building site shall have a minimum width, easement or right-of-way for access of twenty (20) feet.
- G. Distance Between Buildings. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) buildings.
- H. Accessory Structures. Accessory structures and architectural features shall be subject to the requirements of Article 9.
- I. Height and Screening Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.
- J. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.
- K. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.
- L. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.
- M. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article 9.
- N. Landscaping. The landscaping provisions of Article 9 shall apply.
- O. Off-street Parking. Off-street parking shall comply with the provisions of Article 9.
- P. Signs. Signs shall comply with the provisions of Article 11.
- Q. Design Standards. The provisions of Article 10 shall apply as administered through the Development Review process of Article 4.